CAPSULE SUMMARY

Bertram Coale House HA-2060 115 East Churchville Road Bel Air, Harford County 1922 c. Private

This large one-and-a-half story Bungalow is three bays wide on the façade with a central entrance, a large inset gable dormer, and an inset full-width porch. It rests on a solid, rock-faced, concrete-block foundation and is capped with a side-gable, asphalt-shingle roof. The original weatherboards have been covered with vinyl siding. Above the roof is one central-interior, brick chimney and one inset gable dormer with a balcony and cornice returns. Located on the rear elevation are a shed-roof pantry room addition and an enclosed porch. The porch and pantry sit on a parged concrete pier foundation.

The Bertram Coale House is a typical example of a large and modest Colonial Revival-style bungalow in Bel Air, Maryland. It dates to 1922 and is located within the Fulford Park Addition to the Town of Bel Air. Ubiquitous throughout the United States, bungalows were built beginning around the turn of the twentieth century and continued through the 1930s. Many of the bungalows constructed throughout the United States were purchased as "kit houses" or "mailorder" houses from companies such as Sears and Roebuck or the Aladdin Company. Bungalows are numerous in Bel Air and are scattered throughout town located in additions such as Fulford Park (platted in 1922). The housing stock surrounding the Bertram Coale House in the Fulford Park addition include predominantly bungalows and Colonial Revival-style Four Squares dating from the 1920s and 1930s.

Inventory No. HA-2060

Maryland Historical Trust Maryland Inventory of Historic Properties Form

historic	Bertram Coale	House				
other						
2. Location						
street and number	115 East Churc	hville Road			_ not for	publication
city, town	Bel Air				vicinity	
county	Harford County					
3. Owner of	Property	(give names and mail	ing addresses of all	owners)		61
name	Robert F. Conn	er				
street and number	115 East Churc	hville Road		telephone	e N/A	
city, town	Bel Air		state MD	zip code	21014	
4. Location	of Legal D	escription				
545	(015)(0 (0) (0) (0)	Bel Air Courthouse		liber 692 folio	111	
						005828
		f Additional Da	ta	1307 ta	ax ID number	003626
5. Primary L Contri Contri Deterr Deterr Recon	buting Resource is buting Resource in the property of the prop	f Additional Da in National Register District in Local Historic District the National Register/Mary or the National Register/Mary	ta vland Register rryland Register	1307 ta	ix ID Humber	003626
5. Primary L Contri Contri Deterr Deterr Recon	buting Resource is buting Resource is nined Eligible for nined Ineligible for ded by HABS/HA ic Structure Repo	f Additional Da in National Register District in Local Historic District the National Register/Man or the National Register/Man ER	ta vland Register rryland Register	1307 ta	ax 10 Humber	003626

7. Description	1	Inventory No. HA-2060
Condition		
excellent	deteriorated	

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Exterior Description

X good fair ruins

altered

Built circa 1922, this Colonial Revival-style bungalow is located along East Churchville Road in Bel Air, Maryland on a level grassy lot, fronted with several foundation plantings, and with several large trees surrounding the house. A paved driveway leads from Fulford Avenue, a parallel road to Churchville Road, to the garage at the rear of the house.

Facing northwest, this large one-and-a-half story Bungalow is three bays wide on the façade with a central entrance, a large inset gable dormer, and an inset full-width porch. It rests on a solid, rock-faced, concrete-block foundation and is capped with a side-gable, asphalt-shingle roof. The original weatherboards have been covered with vinyl siding. The porch features wood floors and square balusters and is supported with battered wood posts on rock-faced, concrete-block piers. Above the roof is one central-interior, brick chimney and one inset gable dormer with a balcony and cornice returns. Other architectural features include a boxed, aluminum-clad cornice with returns and overhanging eaves. Located on the rear elevation are a shed-roof pantry room addition and an enclosed porch. The porch and pantry sit on a parged concrete pier foundation.

The first story of the façade contains a central 1-light/3-panel wood door flanked by two 3/1 double-hung, wood-sash windows. All 3/1 windows in the house are double hung, and wood sashes. The gable dormer contains two 3/1 windows flanking a 1-light/paneled door. The south elevation is pierced with two 3/1 windows on both the first and second stories. The attic story is pierced with a 3-light wood hopper window and the basement contains two 3/1 wood awning windows with concrete sills. The south elevation of the enclosed porch is pierced with three 3/1 windows.

The rear elevation contains two 3/1 windows of varying sizes on the first story and four 3/1 windows on the second story (two of which are paired). There is a bulkhead entrance into the basement on the main block of the house on the rear elevation. The enclosed porch contains a 9-light/cross-panel wood door illuminated with a 1-light transom and three 3/1 windows. The pantry addition contains one 6-light wood casement window.

Continuing to the north elevation, the first story is pierced with one 3/1 window and one pair of smaller 3/1 windows and the second story contains two 3/1 windows. The attic story features one 3-light wood hopper window and the basement has two 3-light awning windows.

Interior Description

The first floor consists of a central hall plan with a with a circular movement pattern. The living room is on the west and the dining room and kitchen to the east. The center hall features original papered walls, a painted plaster ceiling, and a carpeted floor. The five-inch high baseboard features a base molding and no shoe molding. The base molding consists of a canted fascia and a cyma recta molding. The surrounds consist of a double molding profile of a fascia, a small cyma reversa, and an inset fascia. Each of the window and door surrounds in the house feature bull's eye corner blocks. The front exterior door has a brass knob and the panels are slightly raised. The dog-leg stair is covered with carpet, has a 1-panel closed stringer, a square newel post with a molding cap, square balusters, a curtail step, and a rounded balustrade. According to the owners the stair is either made of chestnut or oak.

The living room has a carpeted floor, painted plaster walls and ceiling, and a baseboard similar to the hall. The window sills consist of a cavetto, fascia, cavetto, terminating with an astragal molding. Flanking the northwest window are

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Name Bertram Coale House Continuation Sheet

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shelves that were added around the mid-twentieth century. The dining room is similar to the living room including the baseboard, carpet, sills, surrounds, and painted plaster walls and ceiling.

The kitchen has a vinyl-tile floor, papered walls, and a painted plaster ceiling. The baseboard and surrounds are similar to the hall. There is one 3/1 window on the southeast wall looking into the enclosed porch. A louvered wood door provides access to the original pantry in the shed-roof section. From the rear hall to the enclosed porch is a 2-panel wood door with a glass knob. The casing for this door is similar to the previously described casings except it has no corner blocks because of the location of the stair landing on the second story. In the rear hall is the access to the basement underneath the front stair with a five-panel door with a glass knob.

The enclosed porch floor is covered with carpet, the windows and doors have square-edged surrounds, and the bottom half of the walls are clad with beaded vertical boards. It has a dropped ceiling, and the baseboard is similar to the front hall.

The second floor has three bedrooms and one large bathroom. One of the bedrooms contains a walk-in closet, one bedroom contains one smaller closet, and the master bedroom has two closets. The center master bedroom at the front of the house has access to the balcony on the façade. The rooms have similar materials to the first floor including the carpet, painted walls and ceilings, baseboard, surrounds, sills, and five-panel doors with glass knobs. The bathroom fixtures do not appear to be original. A scuttle door is located in the hall ceiling for access to the attic. The basement is one open space with one area partitioned off for storage. The walls in the basement are covered with beaded vertical boards, and it has a dropped, plywood ceiling. The floor is covered with linoleum tiles and the stair to the basement is a straight-flight stair with a closed stringer.

Secondary Resources

The circa 1922 wood-frame garage is one-story high, rests on a solid, poured concrete foundation and is capped with a front-gable, asphalt-shingle roof. The walls are clad with weatherboard siding and the gables are clad with wood shingles. The façade features a double wood door with a herringbone pattern, and the side elevation is pierced with one 3/1 double-hung, wood-sash window. Features include overhanging eaves, exposed roof rafters, square-edged wood surrounds, and cornerboards.

8. Signific	ance			Inventory No. HA-2060
Period	Areas of Significance	Check and	justify below	
1600-1699 1700-1799 1800-1899 X 1900-1999 2000-	agriculture archeology X architecture art commerce communications X community planning conservation	economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement	health/medicine industry invention landscape architectum law literature maritime history military	performing arts philosophy politics/government e religion science social history transportation other:
Specific dates	1922 ca.		Architect/Builder Uni	known
Construction da	ites 1922 ca.			
Evaluation for:	National Register		Maryland Register	Xnot evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The Bertram Coale House is a typical example of a large and modest Colonial Revival-style bungalow in Bel Air, Maryland. It dates to 1922 and is located within the Fulford Park Addition to the Town of Bel Air. The dwelling is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a side-gable roof, one gable dormer and a full-width inset porch with battered posts on the façade, all characteristics common of Bungalows. Ubiquitous throughout the United States, bungalows were built beginning around the turn of the twentieth century and continued through the 1930s. Many of the bungalows constructed throughout the United States were purchased as "kit houses" or "mail-order" houses from companies such as Sears and Roebuck or the Aladdin Company. Bungalows are numerous in Bel Air and are scattered throughout town located in additions such as Fulford Park (platted in 1922). The housing stock surrounding the Bertram Coale House in the Fulford Park addition include predominantly bungalows and Colonial Revival-style Four Squares dating from the 1920s and 1930s.

Development of Bel Air: Late 19th and Mid 20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilynn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.¹

¹ Marilynn M. Larew, Bel Air: An Architectural and Cultural History, 1782-1945 (Bel Air, MD: Town of Bel Air, 1995), p. 170.

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The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.²

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Park are Maitland Street and Powell Avenue. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Park advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945. Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924 and a total of 199 lots were sold equaling \$19,500.

² Larew, p. 172.

³ Larew, pp. 173-176.

⁴ Larew, pp. 181-183.

⁵ Larew, pp. 181-181.

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Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of twenty-five feet wide and 100 feet deep. Block B of this addition contains forty-seven lots, most of which were of similar size to the lots in Block A.

After the platting of the Rock Spring Addition, several more residential developments were constructed within the town limits. Development slowed dramatically between the mid-1930s and the early 1950s. Because of the Town's proximity and association to the Aberdeen Proving Ground, a U.S. Army Installation Management Agency, Bel Air experienced a remarkable population decline during the mid- to late-1940s due to the Proving Ground downsizing after World War II. In the early 1950s, Bel Air regained its population numbers as it was experiencing in the 1930s and numerous developments occurred during the 1950s and early 1960s including such examples as Howard Park (1951), Shamrock (1955), and Homestead Village (early 1960s).

Bertram Coale House

The Bertram Coale House at 115 East Churchville Road is located in the Third District of Harford County in Bel Air, Maryland. The property at 115 East Churchville Road was built circa 1922/1923 by Bertram B. Coale and his wife Charlotte G. Coale in Fulford Park. This property is located in Block A of Fulford Park and contains lots 15 and 17, and part of lots 13, 14, 16, and 18. Fulford Park was originally the land of Thomas Hays who left it to his daughter Mary Giles. Because Ms. Giles had no children when she died, the land was then willed to Frances Fulford, her sister. Fulford's sons divided the property in 1920 and had a plat created for Fulford Park. The streets were named after family members of the Fulford's: Giles, Fulford, Maitland – the middle name of Frances Fulford's husband and son. Ewing Street was named after the Harvey Ewing who purchased the land from the Fulfords. Sales for lots in Fulford Park began in 1922. Oliver T. Wallace, a real estate agent with offices in Washington, D.C. and Wilmington, N.C., was in charge of selling the parcels of Fulford Park, and William Nichols was the local real estate agent working for this project. In order to increase sales of Fulford Park, Wallace had a public auction selling lots using a Ford automobile as a door prize to bring people to the auction. The auction took place on April 28, 1922 according to an advertisement placed in the Aegis. It is noted in Marilynn M. Larew's book Bel Air: An Architectural and Cultural History, 1782-1945 that Wallace sold 136 lots for \$12,000 from the auction, which averages just over \$88 per lot.

It appears that William Nichols sold the lots on which 115 East Churchville Road was constructed prior to the auction that Oliver Wallace held in August. Bertram and Charlotte G. Coale purchased these lots from William M. Nichols, the local real estate agent handling the sales of Fulford Park. The Coales then constructed the bungalow at 115 East Churchville in 1923. Bertram Coale is listed in the 1930 census with his wife and family as residing on Churchville Road. At the time of the census Bertram Coale was 37 years of age, which means he was around 30 years of age at the time of construction. When he was 30 years old he married his wife Charlotte, who was approximately nine years younger than Bertram. The census lists him as owning his house, which was valued at \$9,000, and working as a general store salesman. According to

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the 1930 census, the Coale family residing at 115 East Churchville Road included their sons Charles L. (7 years of age), and Prescott G. (1½ years of age), as well as Charlotte's mother, Ida M. Gittings, who was 67 years old. According to the 1936 Telephone Directory for Bel Air, Bertram Coale is listed with "meats E. Office" next to his name. Bertram Coale worked at a butcher shop his brother, Roy Coale, operated on Office Street. After sixteen years of residence at 115 Churchville Road, the Coales sold the property to Georgia Fulford in 1939. Bertram Brand Coale lived until 1970 and died at his residence at 411 Kenmore Avenue. According to Coale's obituary he served as a Judge of the Orphans Court in Harford County for four consecutive years. The property then exchanged hands several times between 1946 and 1965 when Robert Conner purchased the property on September 20th, 1965 from Anthony and Jo Devere Hyde.

Robert Conner is originally from the Dublin area in the upper portion of Harford County and moved to Bel Air in 1955. His wife, Lesta Maze Conner, is native to Pennsylvania and after living in Frederick, Maryland she moved to Bel Air in 1956. Both Mr. and Mrs. Conner were born in 1932 and married in 1958. They had one daughter, Terri Lynn Conner, born in 1960, who was raised at 115 Churchville Road after the Conner's moved there in 1965. Both Mr. and Mrs. Conner are retired (1991 and 1998 respectively). Robert Conner was employed with Bell Atlantic Telephone Company as an Engineering Assistant. Lesta Conner was employed as a switchboard operator with the Fallston General Hospital.

This Bertram Coale House was sold in 2005 to James E. Welch, a Public Relations Officer with the Town of Bel Air.

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Chain-of-Title

All information taken from the Bel Air Courthouse

April 26, 1922

Grantor: Harvey Ewing

Grantee: William M. Nichols Deed Book 178 Folio 48

April 27, 1922

Grantor: William M. Nichols

Grantee: Bertram B. and Charlotte G. Coale

Deed Book 178 Folio 162

May 11, 1939

Grantor: Bertram B. and Charlotte G. Coale, et al

Grantee: Georgia A.S. Fulford Deed Book 255 Folio 388

June 26, 1946

Grantor: Georgia A.S. Fulford

Grantee: Edward F. and Adeene Murhpy

Deed Book 297 Folio 424

January 26, 1956

Grantor: Edward F. and Adeene Murphy

Grantee: George E. Hauver and Helen E. Hauver

Deed Book 453 Folio 195

March 21, 1960

Grantor: George E. and Elsie H. Hauver, Helen E. Hauver

Grantee: Anthony J. Hyde, Jr. and Jo Devere Hyde

Deed Book 547 Folio 90

September 20, 1965

Grantor: Anthony J. Hyde, Jr. and Jo Devere Hyde

Grantee: Robert F. Conner and wife

Deed book 692 Folio 111

9. Major Bibliographical References

Inventory No. HA-2060

Bel Air Courthouse, Land Records. Bel Air, MD

Chesapeake and Potomac Telephone Company of Baltimore City. Harford County Telephone Directory, 1936, 1950-1951, 1951-1952,1963, Baltimore City, MD.

Harford County Historical Society. Vertical Files. Bel Air, MD.

Larew, Marilynn M. Bel Air: An Architectural and Cultural History, 1782-1945. Bel Air, MD: Town of Bel Air, MD, 1995.

U.S. Bureau of the Census. The Census of 1920-1930, Harford County, Maryland. Census searched from

http://persi.heritagequestonline.com/hgoweb/library (7 December 2004).

10. Geographical Data

Acreage of surveyed property
Acreage of historical setting
Quadrangle name

0.256

0.256

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Bertram Coale House is located at 115 East Churchville Road in the Third District of Harford County in the Town of Bel Air. It is associated with tax map 301 parcel 1307 and is located in the Fulford Place addition, Block A, lots 15 and 16, and parts of lots 13, 14, 16, and 18. The plat for Fulford Place is in Deed Book DGW 178 Folio 64.

11. Form Prepared by

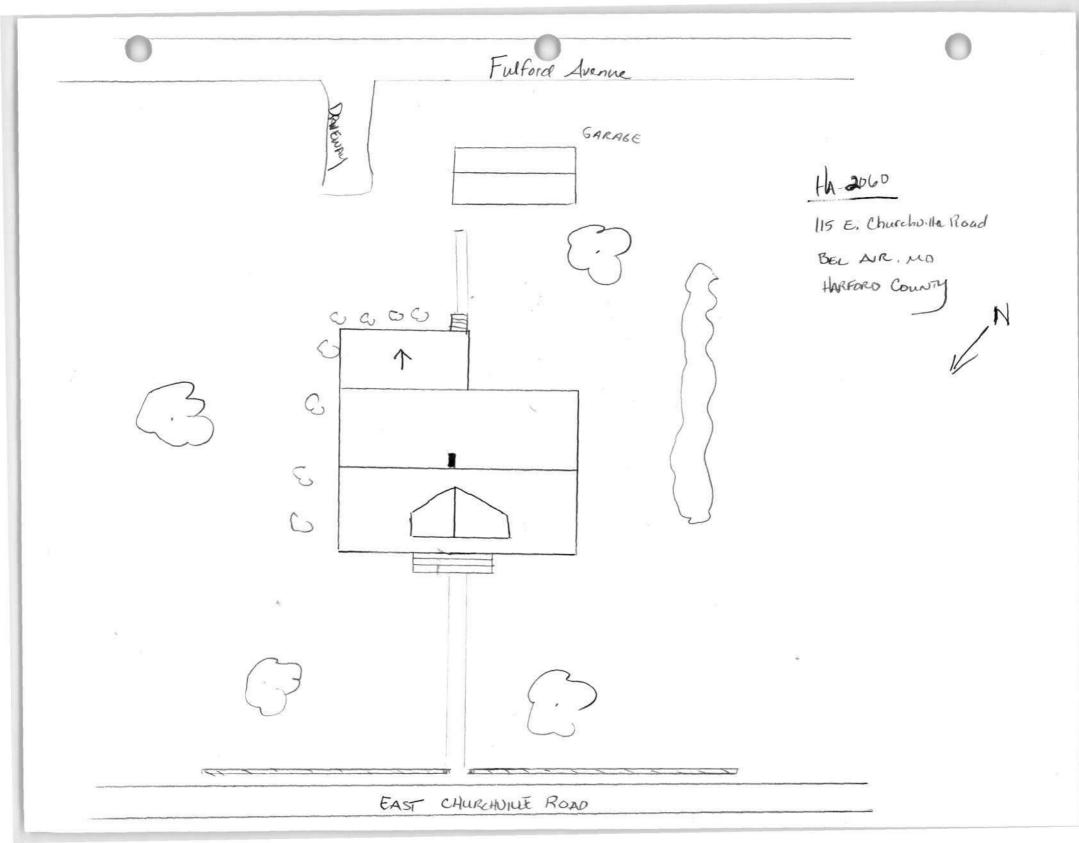
name/title	Kristie Baynard/Architectural Historian			
organization	Arcadia Preservation, LLC	date	December 2, 2004	
street & number	1209 Powhatan Street	telephone	703.798.8124	
city or town	Fredericksburg	state	VA	

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

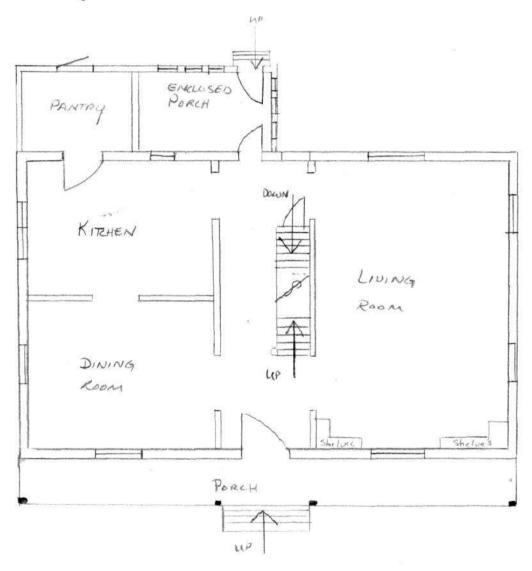
return to:

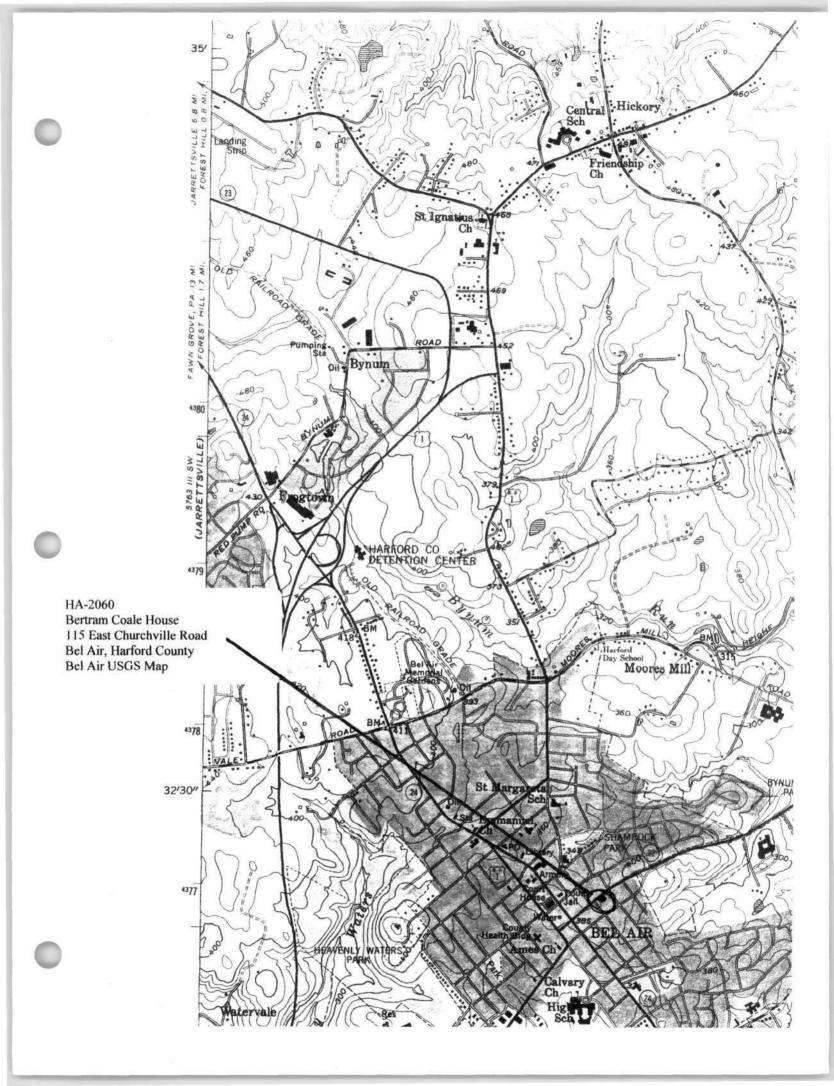
Maryland Historical Trust DHCD/DHCP 100 Community Place Crownsville, MD 21032-2023 410-514-7600



HA-2060
BEXTRAM COALE HOUSE

115 EAST CHURCHVILLE ROAD
BEL AIR., NO
HARPORD COUNTY







HA: 2060
BERTRAM COALE HOUSE
115 E. Churchville Road
Harford County, Belder, MO
ARCADIA PRESERVATION
12/2004
ND SHPO

19

NORTH CORNER



HA-2060
BERTRAM COALE HOUSE
115 E, Churchville Road
Harford County, Bel Air, MD
Arcadia Preservation
12/2004
MD SHPO

SW ELEVATION



HA-2060
BERTRAM Coale House
115 E. Churchville Road
Harford County, Bel Lir, MD
ARCADIA Preservation
10/2004
MD SHPD
SOUTH CORNER



HA- 2060 Bertram Coale House 115 E. Churchville Road Harford County, Bel Air, MD ARLADIA PRESERVATION 12/2004 MD SHPO GARAGE, NW ELEVATION



HA-2060
BERTRAM COALE HOUSE

115 E. Churchville Road
HARFORD COUNTY, BEL AIR, MD

ARCADIA PRESERVATION

12/2004

MD SHPO

10t FLOOR, HALL, VIEW LOOKING SE



HA-2060 BERTRAM COALE HOUSE 115 E. Churchville Road Harford County, Bel Air, MD ARCADIA PRESERVATION 12/2004 MD SHPO lest FLOOR, HALL, VIEW LOOKING NW



A-2060 BERTRAM COALE HOUSE 115 E. Churchville Road Harford County, Bel Air, MD Arcadia Preservation 12/2004 MD SHPO 1st Place, living room, view looking NORTH



HA-2060
BERTRAM COALE HOUSE

115 E. Churchville Road
Harford County, Bel Air, Mo

Arcadia Preservation

12/ 2004
MP SHPO

15t floor, dining Room, View looking South



HA-2060
BERTRAM COALE HOUSE
115 Churchville Road
Harford County, Bel Air, MD
Areadia Preservation
12/2004
MO SHPO
15t Floor, Kitchen, View looking NE
9 H 9